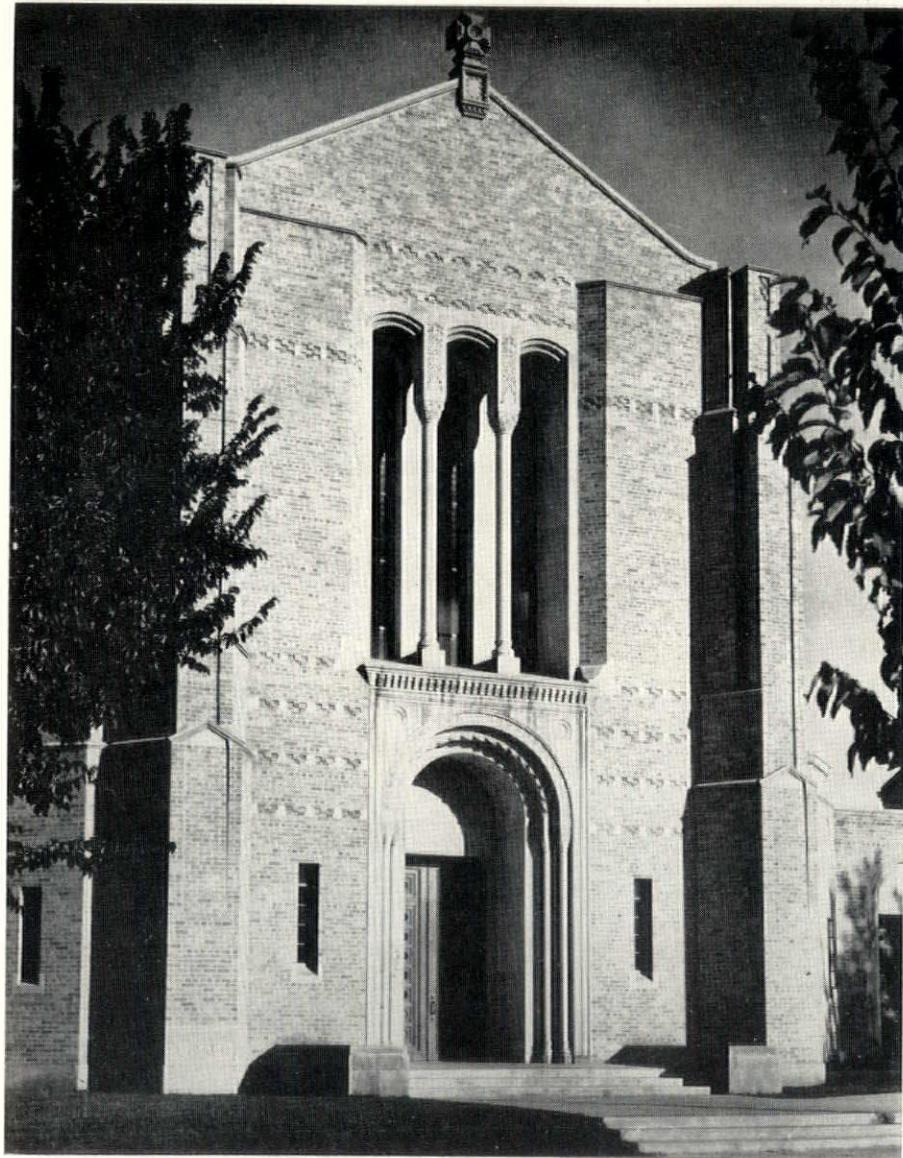


# THE WISCONSIN ARCHITECT

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A CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS

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**HOLD JOINT MEETING**

A joint meeting of the Milwaukee Division of the Wisconsin Architects Association and the Producers' Council, Wisconsin Chapter, was held Thursday evening June 7, at the Saxony, N. Lake Drive.

A panel discussion, "Classroom Lighting and Equipment" followed the "Smorgasbord." On the panel were R. C. Kendall, Product Design Engineer of the F. W. Wakefield Brass Co., Toledo, Ohio, and Robert H. Horner, Manager of Job Engineering at the American Structural Products Company Vermillion, Ohio. Sam Sutherland, Architect for the Milwaukee School Board, acted as moderator.

In addition to Mr. Sutherland, those attending from the Wisconsin Architects Association, including Corporate, Associate, and Junior Associate members, were Walter A. Domann, A. C. Eschweiler, Jr., Herbert L. Grassold, Alvin E. Grellinger, Roger M. Herbst, William G. Herbst, Leigh Hunt, Elmer A. Johnson, Gregory G. Lefebvre, Harry A. Ollrogge, Urban F. Peacock, Mark F. Pfaller, Richard Philipp, Henry P. Plunkett, Arthur O. Reddemann, Francis J. Rose, Walter M. Trapp, Guy E. Wiley, Carl A. Hermann, Fred A. Wegner, Walter F. De Swarte, Bruce Boswell, Donald L. Grieb, Don P. Libby, Richard W. Scheife, Abe Tannenbaum and guest, Clifford Gronemeyer.

From the Producers' Council, in addition to the speakers, were Bob Hanlon, W. A. Mather, H. E. Foster, Duke Laudon, Arthur Meyer, Gerry Ahrens, Vern Hart, Orley C. Brown, J. M. Mitchell, Ed Ballone, Jim Tellock, R. R. Friauf, Herbert Tullgren, E. A. Witzel, A. W. Shannon, Q. Q. Carey, Spencer M. Howard, F. H. Otto, E. P. Lindergren, G. A. Mason, R. F. Dumke, Ed Smith, E. C. Lynfoot and guests, and William A. Heth and guests.

\* \* \*

**MAY MEETING OF**  
**MADISON DIVISION**  
**WISCONSIN ARCHITECTS ASSOCIATION**

The Madison Division of the Wisconsin Architects Association held a meeting on Wednesday, May 23, at Leskes Steak House. Twenty-three were present.

The program included a talk on Civil Defense by Walter Johnson and reports of the A.I.A. Convention in Chicago by Delegates Joseph Weiler and Lewis Siberz.

LEWIS SIBERZ, Secretary  
 Madison District

## NEW FEE SCHEDULES NOW OBTAINABLE

The Wisconsin Architects Association, A.I.A., announces that copies of the New SCHEDULE OF PROPER MINIMUM CHARGES AND PROFESSIONAL PRACTICE are now available and may be purchased through the Secretary at five cents a copy.

The New Schedule differs from that previously published by the former State Association of Wisconsin Architects, principally in its division of fees to conform with the schedule recommended by The American Institute of Architects.

\* \* \*

### NEW ADDRESSES NOTED

Architects Fitzhugh Scott and Fitzhugh Scott, Jr., have moved their offices from 724 East Mason Street in downtown Milwaukee, to their new quarters at 5623 North Lake Drive, Whitefish Bay. Their new phone number is Edgewood 2-5672.

—o—

Carl H. Gausewitz announces that he has opened an office for the practice of architecture and engineering at 201 Tenney Building, Madison, Wisconsin.

\* \* \*

### PLEA FOR NOTIFICATION OF ADDRESS CHANGES

It does not seem too much to ask of recipients of The Wisconsin Architect, that they notify us of change of address. The Publisher guarantees return postage. Therefore, every returned magazine costs us money. Too, we like having our mailing records as nearly correct as possible. Junior Associates, please note.

\* \* \*

### SOME CHAPTER BULLETINS WE HAVE RECEIVED

We are in receipt of the May issue of the MONTHLY BULLETIN put out by the Michigan Society of Architects, a State Organization of The American Institute of Architects.

It's an excellent magazine — editing, contents, and make-up. We congratulate Editor & Publisher Talmadge C. Hughes, F.A.I.A.

—o—

We are in receipt, also, of the May CHAPTER BULLETIN of the Northern California Chapter, The American Institute of Architects. This is a bulletin, in fact, sans advertising. But it's a very "fat" little bulletin, filled with exceptionally readable reading matter. F. Bourn Hayne is the editor.

## INDUSTRIAL RELATIONS MANAGER NAMED BY INLAND STEEL

Inland Steel Products Company, Milwaukee, manufacturer of steel building materials and consumer specialties, has named Paul S. Kempf Manager of Industrial Relations, according to an announcement by Neale E. Stearns, president.



Paul S. Kempf

An alumnus of the Harvard graduate school of business administration and the University of Iowa, he had other experience in industrial relations work and the construction field prior to World War II. During the war, he served as a navigation officer with the navy in the Pacific.

Russel C. Miller continues as Manager of Labor Relations under Mr. Kempf. The former personnel and industrial relations division of the company has been made part of the new industrial relations department.

\* \* \*

### WE APOLOGIZE

The Secretary of the Wisconsin Architects Association, who, also, is Editor of this publication, has "called us on the carpet" for two errors which occurred in the May issue.

First: In listing the Wisconsin Architects, A.I.A., who attended the Convention of The American Institute of Architects at Chicago in May, we omitted the name of William C. Schneider of the Milwaukee District. The fact that the Secretary-Editor declares that he, himself, met up with, and chatted with Mr. Schneider at various times during the Convention, gives proof of Mr. Schneider's presence.

Second: In noting his approval by the Board as a Corporate member of the Wisconsin Architects Association, A.I.A., we had "James Cuthbert" as being connected with the office of "Law, Potter and Nystrom, Madison." Mr. Cuthbert's full name is Alexander James Cuthbert and he is known to his friends as Alex or plain "Al." But finally, and most important, Alex Cuthbert is, actually, associated with the Office of Lewis Siberz, Architect, Madison.

For these errors, our face is indeed red and we sincerely apologize. E.S.H.

STATEMENT BY ARNOLD E. CHASE, REPRESENTING  
THE NATIONAL AUTHORITY, IN THE DISCUSSION  
OF "CONSTRUCTION AND MATERIALS IN  
THE EMERGENCY"

(The remarks by the following two speakers were made before  
the Producers' Council, Inc., in Chicago, May 8.)

As of today, over-all construction activity is at the highest level in our history for this season of the year, both in terms of dollar expenditures and the total physical volume of work being put in place. Outlays for all types of new construction during the first four months of this year amounted to nearly 8½ billion dollars, or 20% more than the total for the corresponding period in 1950, our previous record year. Indications are that the 1951 first-half total will be at least 3½ billion dollars. If operations were to continue at this rate through the year with the usual seasonal peak in the third quarter, we would have total expenditures of about 30 billion dollars for new construction in 1951, compared with the 1950 total of 27¾ billion dollars.

A part of the larger dollar outlays so far this year has resulted from higher construction costs. When indicate that the physical volume of new construction is only slightly higher than during the first four months the dollar figures are deflated to 1950 costs, they in of last year.

You hardly need to be reminded that shortages of basic metals are delaying the progress of practically all construction projects. I shall not dwell on the metallic materials situation at this point, because it will come in for more complete consideration during discussion of the proposed C. M. P. procedures.

The sustained high level of construction activity through the winter has prevented the usual accumulation of stocks of several non-metallic building materials. Mill shipments and new orders for lumber have exceeded production during the winter, with the result that mill stocks are at a low level for the beginning of the building season. Indications are, also, that distributors' stocks of plywood are low when related to the anticipated demand. Stocks of finished cement had risen to 23 million barrels by the end of March which was about the same as a year ago. Stocks of clinker, however, were about 800,000 barrels below the level of last year. Delays in construction caused by shortages of gypsum products, millwork, and some other non-metallic materials also have been reported through the winter when these products usually are in ample supply.

It does not take a very long gaze into the crystal ball to foresee a dip in total construction activity during the last half of 1951 under last year's record volume. The drop will result primarily from a tapering off in the housing boom. I shall not discuss the housing outlook any further, but leave that to Dr. Ratcliff.

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Taking into consideration current trends of construction activity and known factors that will affect construction in the immediate future, it seems reasonable to expect total dollar outlays for all types of new construction in the third quarter to be about 5% below a year ago and outlays in the fourth quarter to be about 15% below last year's record. If things actually work out that way, by the end of this year construction operations will be down by 20 or 25% from the pre-Korean level in terms of the physical volume of work being done.

Furthermore, there will be a considerable shift in the volume of different types of construction being carried on and, therefore, in the demand for various building materials and products. Industrial plant expansion, military construction, electric power development, and school and hospital building will hold the spotlight for the remainder of this year and next year. To some extent, at least, they will cut in on housing, commercial building, community facilities, and public works. Private outlays for new industrial plants in 1951 will be almost double last year's volume. In addition, the Atomic Energy Commission and the Department of Defense will spend several times as much as they have in recent past years for industrial facilities. The military construction program will begin to pick up substantially in the next few months as you will learn from the representatives of the military establishment who are present.

These shifts in the construction picture will affect the markets for such products as gypsum board and lath, millwork, plumbing and heating equipment,

lighting fixtures, and many other items which will be obvious to you. They should be regarded, however, as only temporary dislocations of your normal markets, provided that we do not become engaged in an all-out war.

We estimate that all of the construction projects that would be undertaken this year would involve the use of about 15 million tons of finished steel in 1951. We are reasonably sure that the supply for construction use will be something less than the amount, particularly with respect to structurals, plates, sheets and certain other shapes. If no action were taken to keep demands in balance with probable supply, we would end up with many partially completed buildings. We would have used up large quantities of critical materials to no purpose since the partially completed buildings would be of no use to anyone.

Under the Controlled Materials Plan, users of steel, copper, and aluminum will be requested to make application for allocation of materials. In the construction industry, either builders or prime contractors will apply. Their applications will cover the requirements of sub-contractors as well as their own requirements. Manufacturers of building materials and products containing steel, copper, or aluminum will apply for allocations to cover their production requirements including the critical materials that go into any purchased components. The manufacturers will then subdivide a part of their allocations among their component suppliers.

(Continued on Page 8)

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M-4

AS AMENDED  
MAY 3, 1951

## U. S. DEPARTMENT OF COMMERCE NATIONAL PRODUCTION AUTHORITY

### TITLE 32A—NATIONAL DEFENSE, APPENDIX

#### Chapter VI—National Production Authority, Department of Commerce

[NPA Order M-4, as Amended May 3, 1951]

##### M-4—CONSTRUCTION

This order as amended is found necessary and appropriate to promote the national defense, and is issued pursuant to authority granted by section 101 of the Defense Production Act of 1950. In the formulation of this order, there has been consultation with industry representatives, including trade association representatives, and consideration has been given to their recommendations.

This amendment affects NPA Order M-4 as amended April 16, 1951, as follows: It deletes the second sentence of section 1; it substitutes a new paragraph (c) to section 3; it deletes paragraph (h) of section 3 and reletters the following paragraphs of section 3 accordingly; it substitutes a new paragraph (b) of section 4; it substitutes new paragraphs (b), (c), and (e) of section 5, and deletes paragraphs (f) and (g) of section 5; it deletes the item "Outdoor advertising sign" from section 16 (list B) and adds it to section 15 (list A); and it adds a new section 17 (list C). It also makes other minor changes.

As amended, NPA Order M-4 reads as follows:

- Sec.
  - 1. What this order does.
  - 2. Policy of the National Production Authority.
  - 3. Definitions.
  - 4. Prohibited construction.
  - 5. Exemptions.
  - 6. Authorization for certain construction.
  - 7. Multiple use of buildings, structures or projects.
  - 8. Scope of this order.
  - 9. Prohibited deliveries.
  - 10. Defense against claims for damages.
  - 11. Applications for adjustment or exception.
  - 12. Communications.
  - 13. Reports.
  - 14. Violations.
  - 15. List A—Prohibited construction.
  - 16. List B—Construction where NPA authorization is required.
  - 17. List C—Additional construction where NPA authorization is required.

**AUTHORITY:** Sections 1 to 17 issued under sec. 704, Pub. Law 774, 81st Cong. Interpret or apply sec. 101, Pub. Law 774, 81st Cong.; sec. 101, E. O. 10161, Sept. 9, 1950, 15 F. R. 6105, 3 CFR, 1950 Suppl.; sec. 2, E. O. 10200, Jan. 3, 1951, 16 F. R. 61.

**SECTION 1. What this order does.** In order to further the purposes of the Defense Production Act of 1950 by conserving critical materials and services needed for the defense program, this order prohibits the commencement of

construction of certain types of buildings, structures and projects unless specific exception is made, or authorization issued, by the National Production Authority. The order allows, within specified limits, small construction jobs, and necessary maintenance and repair of buildings, structures or projects, and also permits, under specified circumstances, the restoration of buildings, structures, or projects in the event of a disaster, act of God, or an act of war.

**SEC. 2. Policy of the National Production Authority.** In the event that increasing shortages clearly indicate the necessity for such action, in the national interest, the National Production Authority may further limit the commencement of construction of additional types of buildings, structures or projects which do not support the defense effort, or increase the Nation's production capacity for defense.

**SEC. 3. Definitions.** For the purpose of this order:

(a) "Person" means any individual, corporation, partnership, association, or any other organized group of persons, and includes any agency of the United States or any other government.

(b) "Construction" means the erection of any building, structure, or project, or addition or extension thereto, or alteration thereof, through the incorporation-in-place on the site of materials which are to be an integral and permanent part of the building, structure or project.

(c) "Commence construction" means substantial site clearance (including demolition of buildings or structures), preliminary to the start of or incident to the work on a new building, structure, or project; or to incorporate into a building, structure, or project, substantial quantities of materials which are to be an integral and permanent part of such building, structure, or project.

(d) "Construction cost" means the total expense for demolition of existing structures in connection with a new construction, for site preparation, and for building materials, building equipment, labor and services used in the construction of the particular building, structure, or project, by whomever spent. It does not include the cost of personal property, or the expense for land acquisition, attorneys, architects, and financing.

(e) "Consumer goods" means articles or commodities that directly satisfy human wants or desires, and which are capable of use without further processing (for example, clothing, food, furniture, floor covering, household appliances, motor vehicles, etc.). They are distinguished from capital goods (for example, dynamics, industrial ovens, generators, etc.). They are distinguished also from production goods that satisfy wants only indirectly as factors in the produc-

tion of other articles or commodities (for example, machine tools, heavy duty presses, etc.).

(f) "Damage restoration" means restoring to substantially the same size and condition on the same site, any building, structure or project which has been damaged by storm, fire, flood, or other disaster, or by act of God, or act of war.

(g) "Maintenance and repair" means such work as is necessary to keep a building, structure, or project in sound working condition or to rehabilitate a building, structure, or project or any portion thereof, when the same has been rendered unsafe or unfit for service by wear and tear, or other similar causes. The term does not include any building operation or job where substantial structural alterations or changes in design are made.

(h) "Office building" means any building the principal use of which is to provide office space or office facilities, regardless of whether it is designed for the exclusive or partial use of its owner or is to be used commercially and rented to prospective tenants, including buildings for use by government agencies. The size of the building is not a determinative factor in deciding whether a building is an office building as the term includes both one-story and multi-storyed structures; but the term does not include a private residence with incidental office space located therein for the use of the occupant.

(i) "Hotel" means either or both an establishment furnishing sleeping accommodations for transient guests, or an establishment classified as a hotel under applicable State, municipal, or other local law.

**SEC. 4. Prohibited construction.** (a)

(1) Except as permitted in section 5 of this order, or pursuant to an adjustment or exception granted under section 11 of this order, after midnight—October 26, 1950, no person shall commence construction of any building, structure, or project to be used for, or in connection with, any of the purposes specified, as set forth in section 15 of this order.

(2) Since October 26, 1950, the National Production Authority has issued exceptions to permit the commencement of construction of specific buildings, structures, or projects of the type prohibited by section 15 of this order. All such exceptions granted prior to January 13, 1951, will cease to be effective 120 days after the date of issuance, unless construction has been commenced within that time; and construction of any such building, structure, or project may not be commenced thereafter without a further authorization from the National Production Authority.

(b) (1) After midnight, January 13, 1951, with respect to construction speci-

filled in section 16 (list B), and after midnight, May 3, 1951, with respect to construction specified in section 17 (list C), no person shall commence construction of any building, structure, or project to be used for, or in connection with, any of the purposes specified, as set forth in section 16 (list B) or section 17 (list C), until a specific authorization therefor has been issued by the National Production Authority. The conditions which must exist before an authorization will be issued are set forth in section 6.

(2) In matters involving unreasonable hardship, or when required in the interest of the national defense, the National Production Authority may grant an exemption from this order, pursuant to section 11, with respect to types of construction specified in section 16 (list B) and section 17 (list C).

**Sec. 5. Exemptions.** The following construction in connection with the buildings, structures, or projects to be used in connection with any of the purposes specified in sections 15, 16, and 17 of this order is exempted from this order:

(a) Maintenance and repair on any building, structure, or project.

(b) Small jobs of new construction or in connection with any such building, structure, or project including, but not limited to, alterations, additions, improvements, and modernization, where the cost of all such work shall not exceed:

(1) In the case of interior alterations, additions, improvements, or modernization of hotels, store space of department stores, office buildings, and loft buildings, 25 cents per square foot of occupied space for any consecutive 12-month period. (In computing this cost, both construction cost and all other expenses or charges incident to the work shall be taken into consideration.)

(2) In the case of any type of construction of all other buildings, structures, or projects specified in section 15 (list A), section 16 (list B), and section 17 (list C), \$5,000 for any consecutive 12-month period. (In computing this cost, only construction cost shall be considered.)

(c) Reconstruction of any such building, structure, or project following a fire, flood, storm, disaster, act of God, or act of war, which occurred on or after July 20, 1950. Provided, however, That the reconstruction work will not require the use of more than total quantity of 25 tons of steel, both in the forms and shapes as defined in NPA Order M-1 and also reinforcing steel.

(d) Construction by, or for the account of, the Department of Defense, the Atomic Energy Commission, or the National Advisory Committee for Aeronautics.

(e) Installation of personal property, fixtures or equipment where the total cost incurred for installation in any consecutive 12-month period, does not exceed \$2,000.

**Sec. 6. Authorization for certain construction.** (a) Any person desiring to erect building, structure, or project to be used for, or in connection with, any of the purposes specified, as set forth in section 16 or section 17 of this order, may apply for a National Production Authority authorization to commence such construction. The application shall be made on NPA Form NPAF-24, copies of which are available at all field offices of the Department of Commerce, and should be addressed to the field office of the Department of Commerce in the region of the site of the proposed construction.

(b) Authorization under this section will be granted if the National Production Authority is satisfied that the desired construction conforms to the following requirements:

(1) It furthers the defense effort by providing facilities of the type specified in section 16 of this order in areas adjacent to military establishments or defense plants and projects, which construction the National Production Authority considers necessary to furnish or to supplement facilities in connection with the activities of the Defense Production Administration, the Department of Defense or the Atomic Energy Commission, including their programs for increasing production capacity; or

(2) It is essential to maintenance of public health, safety or welfare.

(c) Further, with respect to an application for authorization to construct a facility not directly related to the defense effort, the NPA will consider the type and quantity of materials on hand, and needed, for the facility, and the effect on the community at large if the authorization were denied.

**Sec. 7. Multiple use buildings, structures, or projects.** Where a building, structure, or project to be constructed is designed for a number of different uses and occupants, no portion thereof shall be constructed for use or occupancy in connection with any of the purposes specified in sections 15, 16, or 17 of this order where the construction cost apportionable to such use or occupancy will exceed the small job exemption provided for in section 5 (b) of this order.

**Sec. 8. Scope of this order.** This order shall apply to construction in the 48 States, the District of Columbia, and in the territories and insular possessions of the United States.

**Sec. 9. Prohibited deliveries.** No person shall accept an order for, sell, deliver, or cause to be delivered, material, equipment, or supplies which he knows, or has reason to believe, will be used in violation of the provisions of this order.

**Sec. 10. Defense against claims for damages.** No person shall be held liable for damages or penalties for any default under contract or order which shall result directly or indirectly from compliance with any regulation or order of the National Production Authority (including any direction, directive or other instruction), notwithstanding that any such regulation or order shall thereafter be declared by a judicial or other competent authority to be invalid.

**Sec. 11. Applications for adjustment or exception.** Any person affected by any provision of this order may file a request for adjustment or exception upon the ground that:

(a) Such provision works an unreasonable hardship upon him not suffered generally by others in the same trade, industry, or other relative position; or that enforcement of such provision against him would not be in the interest of the national defense. In determining whether unreasonable hardship exists, the National Production Authority will consider, among other things:

(1) The extent of the work done by the applicant incident to the proposed construction.

(2) Whether the building, structure, or project requires reconstruction as a result of a fire, flood, storm, disaster, act of God, or act of war.

(3) Whether a building, structure, or project of the applicant has been seized by legal action under eminent domain, or condemned by responsible governmental authorities, and the applicant requests permission to replace such facility.

(b) Each request shall be made on NPA Form NPAF-24, copies of which are available at all field offices of the Department of Commerce, and should be addressed to the field office of the Department of Commerce in the region of the site of the proposed construction.

**Sec. 12. Communications.** All communications concerning this order shall be addressed to the Field Offices of the Department of Commerce, Ref. NPA, M-4.

**Sec. 13. Reports.** Persons subject to this order shall make such records and submit such reports to the National Production Authority as it shall require, subject to the terms of the Federal Reports Act (5 U.S.C. 139-139F).

**Sec. 14. Violations.** Any person who wilfully violates any provisions of this order, or any other order or regulation of the National Production Authority, or who wilfully conceals a material fact, or furnishes false information in the course of operation under this order, is guilty of a crime, and upon conviction, may be punished by fine or imprisonment or both. In addition, administrative action may be taken against such person to suspend any authority to commence or complete construction or such other assistance as may be rendered pursuant to this order.

**Sec. 15. List A—Prohibited construction. Outdoor advertising sign.**

All buildings, structures, or projects to be used for, or in connection with, any recreational, amusement, or entertainment purpose, whether public or private (unless authorized pursuant to section 6 of this order), including, but not limited to:

Amphitheater  
Amusement arcade  
Amusement device built into place on the site such as a roller coaster, merry-go-round, or similar device or kind. This shall not include demountable or portable equipment.

Amusement park  
Arena  
Assembly hall used primarily for recreation or amusement.

Athletic field house  
Band stand  
Bars and buildings or structures where the predominant business carried out therein or in connection therewith shall be the sale for consumption on the premises of alcoholic liquors.

Baseball park  
Bath house  
Billiard or pool parlor  
Bleachers and similar seating arrangements when they are built in place as a permanent part of the building, structure or project.

Boardwalk used primarily for recreation or amusement.

Boat or canoe club

Bowling alley establishment

Cabana

Camp (except for public or social welfare).

Carnival

Club building except for social welfare purposes.

Country club

Dance hall

Dance studio

Dude ranch used primarily for recreation or amusement.

Exposition or exhibition building or structure for recreational, amusement or entertainment displays or purposes.

Flood lighting (including piers, poles, towers, framework or foundation with fixed equipment) in connection with any recreational, amusement, or entertainment purpose.

Gambling establishment

Golf course

Golf club

Golf driving range

Grandstand

Gymnasium (except where it is a part of an educational institution and is to be used primarily for instructional purposes in physical education and training)

Loge hall

Music shell

Night club

Pier used primarily for recreation or amusement.

Race track, any kind

Riding academy

Rodeo

Shooting gallery

Skating rink

Ski lodge

Slot machine establishment

Stadium

Swimming pool

Theater, any kind (including drive-in theater)

Tugboat basin or marine railway primarily for the use of pleasure craft.

**Sec. 16. List B—Construction where NPA authorization is required.** Any building, structure or project to be used for, or in connection with, any of the following specified purposes:

Bank, credit institution, or brokerage establishment.

Community or neighborhood building.

Furnishing of personal services (e.g., barber shop, beauty shop, undertaking and mortuary establishment, cemetery building, mausoleum, crematory, garage, service station, shoe repair shop, laundry, dry cleaning establishment, tailor shop).

Hotel, motel, motor court, tourist camp, trailer camp.

Loft building

Office building

Printing or duplicating establishment

Restaurant

Storage, distribution, display or sale of consumer goods (for example, retail store, shopping center, wholesale establishment, gas and filling station, drugstore, soda fountain, food shop, greenhouse), except wholesale food establishment. Wholesale supply facility for fuel oil, gasoline or coal, gas distribution system, pipeline.

Storage warehouse for personal effects.

Tobacco auction warehouse.

**Sec. 17. List C—Additional construction where NPA authorization is required.**

Multifamily residential building in excess of three stories and basement.

Residential unit for single-family occupancy where the construction cost exceeds \$5,000.

Building, structure, or project for radio broadcasting or television broadcasting.

Terminal warehouse.

Any and all other public or private buildings, structures, or projects of a type not listed above in this list C, but not listed in List A or in List B, of every kind, including but not limited to an industrial plant, facility or factory, which will require the use of more than a total quantity of 25 tons of steel, both in the forms and shapes as defined in NPA Order M-1 and also reinforcing steel.

Note: All reporting and record-keeping requirements of this order have been approved by the Bureau of the Budget in accordance with the Federal Reports Act of 1942.

This order, as amended, shall take effect at midnight, May 3, 1951.

NATIONAL PRODUCTION AUTHORITY

MANLY FLEISCHMANN,  
Administrator.

(Continued from Page 5)

When all of the requirements for all uses of steel, copper, and aluminum are added up, it probably will be found that they total more than the anticipated supply during the fourth quarter of 1951, for example. After screening, the requirements of the military program will be allotted automatically. Next will come defense plants, various direct defense supporting activities, and projects which are essential to maintenance of the public health, safety, or welfare. When all of these needs have been met, if supplies of critical materials are still available, then less essential projects will be permitted to go ahead to the extent of using up the balance of the supply. Less essential construction projects that would demand supplies of critical materials in excess of availability will have to be deferred to a later quarter, or possibly indefinitely. They can not be permitted to demand upon the supply of materials, thereby robbing some of the more essential programs to which allotments have been made.

The builders of an authorized project that receives an allocation under the C. M. P. will be assured that the materials he needs will be available when he requires them. This assurance will extend not only to steel, copper, and aluminum products, but to all other materials, since he will be able to apply his rating to any materials required to complete the project as approved. To the architects who are present, I might add that a project designed to use the minimum amount of critical materials will stand a much better chance of being approved than one designed without regard to conservation.

I have given you only the briefest kind of description of the Controlled Materials Plan. I am sure that you will have many questions which we can consider during the question period which follows.

\* \* \*

REMARKS BY RICHARD U. RATCLIFF,  
DIRECTOR OF HOUSING RESEARCH, HOUSING  
AND HOME FINANCE AGENCY

In such an emergency as now confronts this Nation, the absorption of resources for the needs of re-armament can reach such proportions as to seriously overburden the forces of self-adjustment in the eco-

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nomy. This gives rise to the need for controls to minimize the resulting imbalance. And as we extend emergency controls over market factors, we further restrict the natural market reactions and multiply the difficulties of forecasting. But the businessman must forecast; he must place his bets and make his plans on the basis of his best guess. It is difficult enough in normal times but doubly difficult under controls and the possibility of more controls. I am no master of the black arts of necromancy — but I do propose that some sensible notions on the future in the housing market can be constructed from a few well selected facts.

Let us look first at the calendar year 1951. The house-building boom of 1950 has not yet spent itself though signs of its diminishing force are beginning to show. Housing starts during the first quarter 1951 totaled 260,000 with the April figure lively to approach 90,000. A 350,000 total for four months portends a half-year figure of at least 500,000 or about 60% of the well-known forecast of 850,000 for the year. Are we to fall below 350,000 starts for the last half? Not likely, in view of the present rate of new applications for financing, and to carry-over of pre-regulation commitments on rental housing. Analyses of builders' plans and of the available assets of current home buyers suggests that building will hold up to at least this level without any general relaxation of credit controls. The recently published Federal Reserve Board survey of consumer finances and buying plans

indicates that U. S. consumers expect to buy about as many houses in 1951 as they did in 1950. Even properly qualified, this finding suggests a persistent strength on the demand side of the market. Incidentally, the May issue of Fortune, on the basis of a survey of 100 builders in 18 cities, forecasts a total of 1,125,000 starts this year.

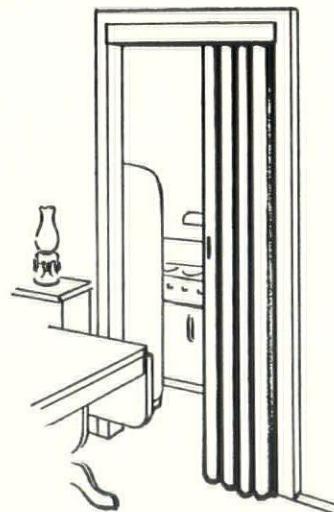
But is there a possibility of further restrictions designed to cut back the 850,000 figure? Up to now, no such cutback has been seriously discussed. And why should it be? The materials most critical are steel, copper and aluminum. Of these, steel is probably least critical and good houses can be built with very little copper and aluminum. The monthly reports from the 69 FHA local offices indicate that materials shortages as of April 1 were less widespread than in February and March and had receded to the general level that prevailed last August and again in January. It seems reasonable to assume that sufficient materials of all kinds are on hand in inventories or in production to take care of the first half year's home building. And for the second six months of the year, to attain the 850,000 total, we will probably need only 350,000 units, or one-half of the dwellings started in the last half of 1950. To me it seems very unlikely that the production of essential building products will be restricted to less than half of the 1950 levels. Certainly no restrictive orders so drastic are under consideration.

Will a shortage of mortgage money be effective in preventing house production from reaching the

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850,000 mark? The recent increase in rates on governments had created speculation on this point. Certainly some temporary and localized effects are being felt. But there are at work fundamental factors which seem to me to assure an adequate supply of funds to support an 850,000 level, which would mean a much lower level of new financing for the balance of the year. While recent months have shown a net decline in savings, this trend may be reversed as we cut down on civilian consumption and stabilize prices. Continued high levels of employment and high personal incomes are in prospect. On balance, we may expect an increasing flow of funds into individual savings accounts. The high rate of repayment and pre-payment of mortgage loans contributes a large and steady stream of funds requiring re-investment. In summary, the pressures of funds seeking investments will continue to be great, and certainly two-thirds of the 1950 mortgage requirements will be found with no great difficulty. As of now, about half of these funds are already under contract or committed, with eight months of the year remaining.

But what of 1952? Here we must resort to almost pure speculation. So far, no final decision has been made on the share of productive resources to be available for housing production in 1952, so we must look to a few basic facts in order to construct a reasonable guess as to what it might be.

In some of Mr. Wilson's recent statements he has indicated that the gross national product will increase at a rate of about \$15 billion a year over the next three years. In 1952, military expenditures are to absorb all of this increase plus a cut of \$10 to \$11 billion below the 1951 level of consumer expenditures. This is less than a 5% reduction for civilian expenditures, which if applied proportionately to all civilian goods, would leave housing production above an 800,000 level.

Assuming that in 1952 adequate substitutes can be found for copper and aluminum in housing, let us turn to steel. In the period from 1947 to 1950, steel entering into new residential construction was about 2% of total finished steel production. The building 850,000 dwellings in 1951 will require about 1 1/4 million tons of mill forms and shapes or slightly more than 1% of the expected 1952 production. This ratio does not tell the whole story, of course, for it does not take into account the steel required for heating equipment in these houses nor for essential community facilities. Even when these needs are taken into account, the combined housing and related community facility requirements for steel will be only around 5% of the total output. This is not to say, of course, that shortages may not occur in certain housing types of steel because of the greater rearment need for some varieties of steel than for others. However, through conservation methods it is expected that it



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will be possible not only to cut down the overall tonnage requirements considerably but also to minimize the usage of types in heaviest demand in the rearmament program.

There are two other important elements to be considered — lumber and manpower. Lumber production supported the 1950 volume of 1,400,000 dwellings and certainly can be expected to provide for two-thirds of that rate — 850,000 — unless there are unforeseen demands from the military. There is presently no expectation of extensive cantonment construction nor the heavy demands for crating such as accompanied the offensives on foreign shores in World War II. Manpower problems may hamper building in some areas but again, we are talking in terms of only two-thirds of the 1950 production rate. As long as there are well-paid building jobs for craftsmen, it is not likely that a sufficient proportion will shift into defense work to create a serious problem. The impact could be more directly on materials manufacturers in cases where wage differentials favor defense work.

I said that no 1952 housing figure has been finally set. You might be interested in the process by which it will be set out of a complicated balancing of the extremely complex needs and the equally complex productive resources of this Nation in time of emergency. The process quite properly permits of no competition with the military for the requirements for rearmament. The result is that all non-military requirements compete for the residual resources which, during the next two years at least, are destined to be insufficient to permit present levels of consumption. Thus, in the field of housing, the HHFA must make its case in the councils of NPA and DPA, finally before the

Program Requirements Committee, in open competition with all other claimant agencies representing the whole gamut of non-military demands upon available resources. HHFA must not only demonstrate the need for a given volume of new housing and a reservation of materials for housing maintenance and repair, but also translate this need into tons of metal and board feet of lumber.

In order to provide a sound basis for estimating materials requirements for any given volume of house construction, the HHFA Division of Housing Research is carrying on intensive surveys on three types of housing — single-family, conventionally-built and prefabricated and multi-family. The first study is well along; it is based on detailed take-offs from nearly 6,000 FHA cases covering houses built during the first half of 1950. The sample was selected to be representative of the various structural types and the different regions of the country. The first tabulations from these materials will cover the critical metals items. Until this project is completed, estimates are being based on a similar study made a number of years ago. Adjustments are made to these data to reflect the recent changes in building practices.

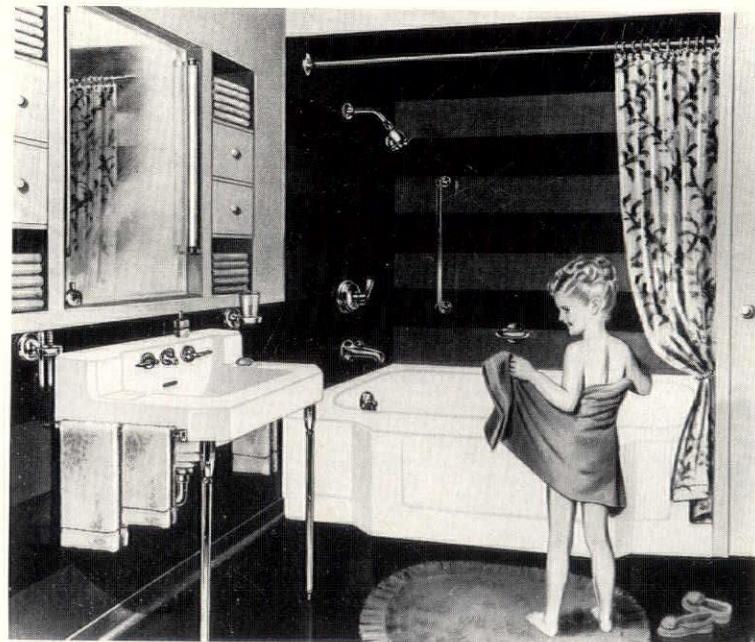
With the materials use survey results at hand, the derived use factors should be unassailable. But there is room for large differences of opinion on how much new housing is needed relative to other civilian needs, and on the question of how much can be saved by conservation methods. On these two matters, the staff of the Division of Housing Research is engaged in continuing study to provide the Administrator with a solid basis of fact on which to advise Mr. Wilson on the Nation's housing requirements.

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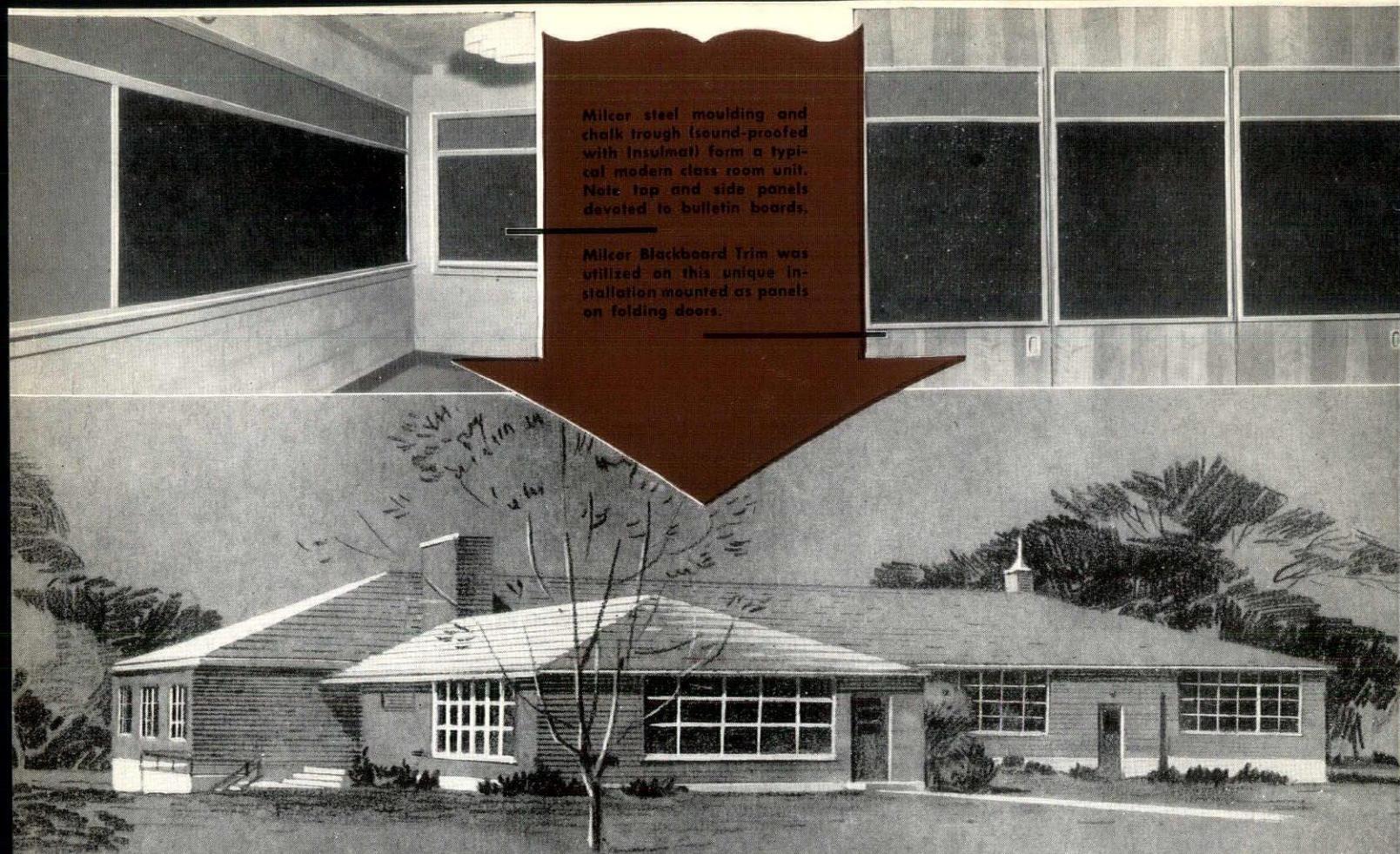
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